

Exhibit "C"

1. 113-204. There is a signed verification form on file confirming the date of 9/27 as the move out date as well as a non renewal notice sent out on June 20th. (A)
2. 113-208. In the file there is a move out that is documented on 10/11/14. (B)
3. 113-211. The file indicates that the keys were returned on 10/22 and the document is signed by Renee (C)
4. 113-401. The notice to vacate is on file with a 9/11 move out date, with a complaint letter and picture for the reason why tenant vacated. (D)
- 5.
- 6.
7. 113-902. The tenant vacated on 9/27. There is a utility bill on file notifying this. (E)
8. 113-1312. There is a utility notice that the tenant moved out on 10/11. The tenant gave notice of vacate on 8/15 with a move out date for 10/15. (F)
- 9.
10. 113-1904. There is a utility notice that the tenant moved out on 10/21, and the key is on file. (G)
11. 113-1211. In the file there is a move out that is documented on 9/30 (H)
12. 113-2102. The tenant gave notice of vacate on 7/27 with a move out date for 10/1. (I)
13. 113-0012. Tenant Passed away on 5/9. The family gave in the keys on 9/2 (J)
14. 113-2017. In the file there is a move out that is documented on 9/26 (K)
15. 113-1209. In the file there is a move out that is documented on 10/1 (L)



REGENT PARK APARTMENTS

9400 HURSTBOURNE PARK BLVD., LOUISVILLE, KENTUCKY 40220
OFFICE: 502-491-8880 FAX: 502-499-0882 EMAIL: regentpark@zazaren.net

June 20, 2014

Dell Aldridge & All Occupants & Guests
9402 Doral Court #04
Louisville, KY 40220

Dear Dell & All Occupants & Guests :

Your current lease expires on September 27, 2014 . As an owner, we are exercising our right not to renew your lease and this letter will serve as your 97 -day notice. We expect you to vacate your apartment by September 27, 2014 __, and we expect the apartment to be left clean, free of any debris and free of damage.

This notice is sent by First Class Mail .

Sincerely,



Renee Barkley, CAM, CAPS
Manager
Agent for Owner



**bardstown
forest**

A
Regent Desk
Fax # 499-0862
Rental Verification req. 27.10

2042 Sugartown Road
Louisville, KY 40218
P - 502/499-9985
F - 502/499-9986
bardstownforest@sunrise.net

Date: 7/15/14

Name: Don Alridge

Address: 9402 Owen Ct. #4

The above named person has applied for residency with Bardstown Forest Apartments. We would appreciate any information you can give us regarding the kind of resident he/she was while renting from you. The form below is provided for your convenience. We appreciate your cooperation in completing and returning this form to us as soon as possible. - Thank you in advance.

If you require additional information, please feel free to contact us.

Move In Date: 9/28/13

Move Out Date: 9/27/14

Lease Fulfilled: YES / NO

Gave Proper Notice: YES / NO gated to leave

Number of Occupants? 4

Paid Rent on Time: YES / NO

How Many Times Late: 1

NSF'S: 0

Amount of Rent: \$ 1099⁰⁰

Pets: YES / NO NO

Lease Violations? YES / NO

Please list violation: _____

Ever been under eviction? YES / NO NO

If yes, why? _____

Pest Control Problems? No

Would you rent to this resident again? No

If not, why? _____

Signature & Title

Date

Please complete &

Return to (502) 499-9756.
Thanks!

NO LATEST FAX

03/4928 07/15/14

10.8

A

HP Officejet Pro 8800 N911n Series

Fax Log for
Regent Park Apartments
502-488-0882
Sep 15 2014 3:41PM

Last Transaction

Date	Time	Type	Station ID	Duration	Pages	Result
<u>Digital Fax</u>						
Sep 15	3:40PM	Fax Sent	4988988	0:41 N/A	1	OK

- B

CONVERSATION LOGResident: Amanda BrooksApt: 9402-08

Date/Time	Conversation
11/30/14 @ 9:40am	Rec'd call from Amanda. She is going to e-mail her 60 day notice to vacate. She knows she will lose deposit & will still owe a lease break fee. She has to relocate in Feb. of
9/24/14 8:30p	Amanda called and wanted to know if we could use her deposit for the rent from Oct 1 st forward of lease on Oct 8. We cannot and informed her but told her if she chose not to pay the deposit would cover the rent + she has \$288 rent + \$110 in late fees
10/11/14	Amanda turned in keys New Forwarding Address is: 1219 Harmony Ln Jeffersonville, IN 47130

BRAHMS ASSOCIATES LLC
9400 HURSTBOURNE PARK BOULEVARD
LOUISVILLE, KENTUCKY 40220
(502) 491-6950

RESIDENT'S WRITTEN NOTICE OF INTENT TO VACATE

Date Presented 8/22/14
Presented to Regent Park

I/We, Maria Robalino, resident(s) in
apartment # 11 of 9402 Dorset Court in
Louisville (city) KY (state)
do hereby file formal notice of intention to vacate said apartment on the
22nd day of August, 20 14. I/We, understand
that this notice to vacate commences with the date this form is presented and
that the owners and managers of Regent Park Apartments
retain the right to enter and show this apartment to prospective
renters during this period of time. According to and in Compliance with my
Lease agreement, I hereby agree to pay the termination payment of
\$ for rent through 8/22/14 or until keys turned
on or before the above move-out date. I also understand there may be in whichever
additional charges if there are damages or additional cleaning to the apartment. 13 later.
Please give reason for moving so we may better serve our other residents:

Carpet Color: _____ Appliance Color: _____

Resident(s) Signature(s): MARIA T ROBALINO

Resident(s) Forwarding Address: _____

Resident(s) Manager or Assistant: Lisa Buckley, Mgr.

pro rate \$514.00

CONVERSATION LOG

Resident: Maria Robalino

Apt: 9402-11

Date/Time

Conversation

* 2nd Floor to bakery \$8.59
15-7 \$8.09-

Forwarding Address

118 Laurie Valler, Apt #118
40223

Rep returned 10/22/14 Sherry

Letter of Lease Termination 9/11/14

Page 1 of 2

D

Letter of Lease Termination 9/11/14

mleatillman@ups.com

Sent: Thursday, September 11, 2014 5:36 PM

To: Regent Park

To whom it may concern,

I Mlea Tillman will be terminating my lease at 9404 #1 Dorai Court Louisville Ky. 40220, due to unsafe living environment & false info given in order to rent unit. It has been over 14 days that I have submitted info to you all regarding maintenance issues in my unit that are unhealthy to my child & I.

On 8/9 I signed lease while doing the walk through & noticed damage to baseboards, hole in wall in the living area, & entrance door is very hard to lock & unlock. I was told the carpenters did this while laying the new floor down, only to learn most of it was due to water damage.

When approaching the apt to do a walk through I seen a drain in front of one of my bedroom window & I asked "do you have problems with apts flooding & was told NO. I was also told that things I need fixed would be done the next week & baseboards would be painted.

On 8/11 I stopped at my apt on my lunch to check on the unit & notice a water leak & mold in hall bathroom behind door & water puddle in master bedroom, I was told that someone would be out to fix that day. On 8/13 I stopped back by apt on my lunch to check the progress of unit & nothing had been done when I called rental office I was told that they would be sending maintenance back out. I moved in on 8/16 giving you all time to complete issues but nothing was complete. During this week of moving in I was stopped by a resident who asked if I just moved in unit 9404 #1 he informed me he is friends with the man that lived in unit for 3 years & moved out because unit floods every time it rains he informed me that the office moved man up front upstairs because of unit continuing to flood. The resident stated that my apt has been empty for about 1 year & his apt floods every time it rains as well & he has issues with mold also in unit, along with another family member of his that lives in complex as well.

My first week staying in my new apt on 8/22 my master bedroom completely flooded I had not even been able to put my belongings up, to have them wet & some ruined. My son had a small leak in his bedroom & I had water coming in through the hole that I was told the carpenters damaged. On 8/23 apt flooded again, & the next week it flooded again this apt has flooded 7 times since I have moved in. I do appreciate the spraying for mold & mildew but it has already set up before I moved in & no one has opened up the wall where the water is coming in on.

I called & went into office on 8/25 & 8/26 about the flooding & also informed you about info I was given from a resident. I also included in the conversation that I love my apartment & I do not want to move but I will have to due to water damage, & I was told that a lot of work had been done to the apt & they will be having people working on it to see why so many units are flooding this was on 8/26.

On 8/11, 8/13, & 8/31 I addressed the issue about my bathroom leaking until the wall busted & water started leaking out then I was able to see the black mold that covered the wall. Labor Day week I reported the mold again in the bathroom & someone came out & started working on it. The wall was so soggy to the point you could just push it in, I recorded it also if you would like to see it.

Water has drained down the inside of the wall where the breaker box is which can cause an electrical problem I reported that the last time I called about the mold in the bathroom.

When I moved in I submitted a letter about some health issues I have & how I have experienced living in a home with mold & I got sick because of it, now I have a child with asthma & he has had to use his breathing machine since we moved in & he has not had to use it in over 12 months until now. I had to take him to the doctor on 9/9 for respiratory problems & I have an appt 9/18, the smell hits you as soon as you walk in the door & is not bare able. This has been nothing but a nightmare & inconvenient to my home, time, & family. NO one needs to live in this apt with the work that needs to be done walls need to be gutted. The bathroom & laundry wall is being

Letter of Lease Termination 9/11/14

D

Page 2 of 2

replaced & I already have a smell in my apt but this is even worse to the point it gives you a head ache I hardly stay at home because it is making us sick, it feels awful knowing that you work hard for your money everyday to have someone swindle you out of it.

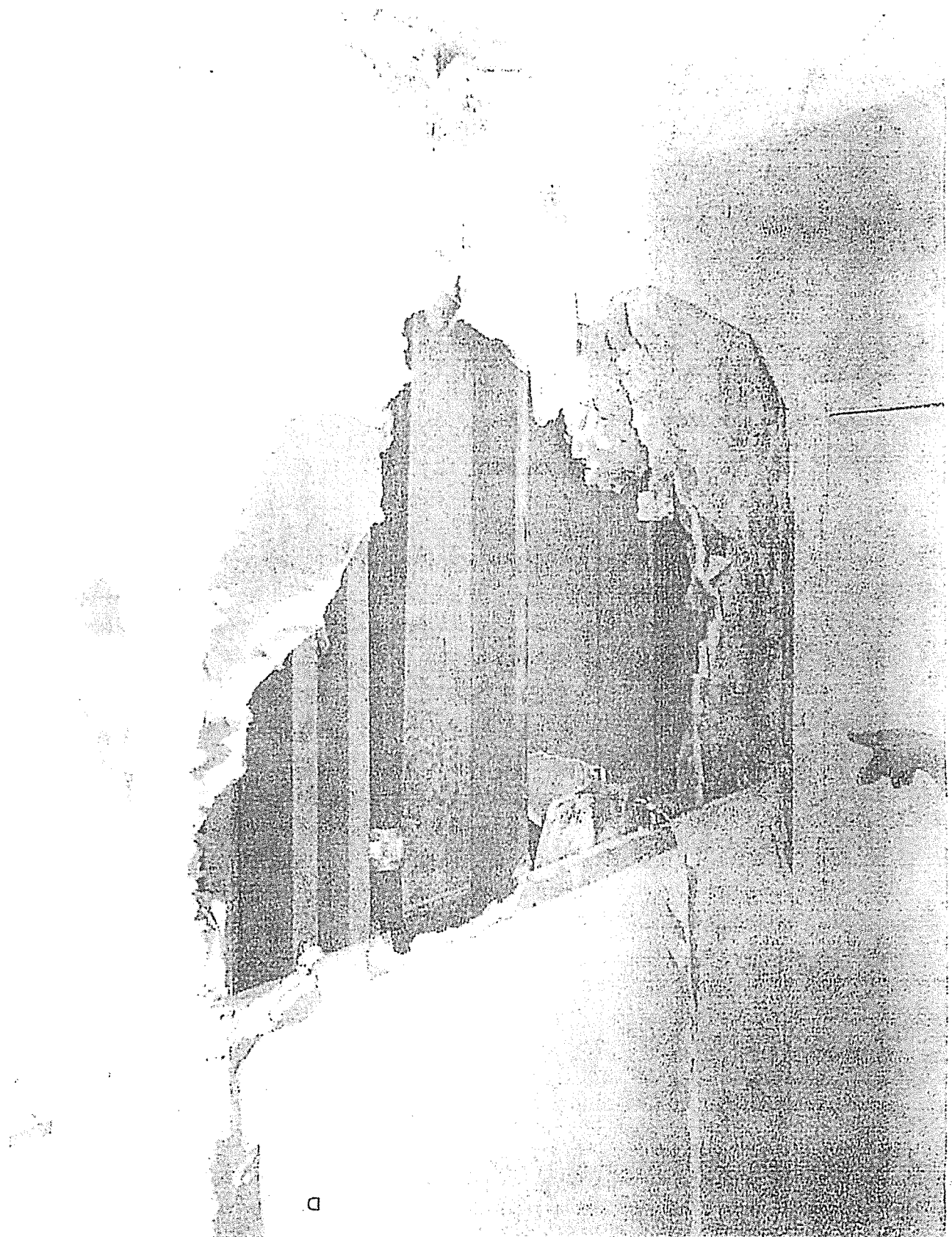
I have a notice stating that I owe you all for LG&E I will drop that payment off tonight, I do not know it is in your name because on 8/9 I completed the form to have it switched into my name & was told that it would be faxed over to LG&E. I called LG&E & was told by rep. that they never received the fax.

I want my money back due to you all knowing that this apt is not rentable.

I will be moving my belongs out my apt flooded again today, & as soon as I am done I will return my keys.

Have a Blessed Day

Miss Tillman
(502) 495-5937



D



E

BRAHMS ASSOCIATES LLC
DBA REGENT PARK APTS
9400 HURSTBOURNE PARK BLVD
LOUISVILLE KY 40220-1652

Louisville Gas and
Electric Company
Business Service Center
820 West Broadway
Louisville, KY 40202
www.lge-ku.com

T 502-627-3313
T 800-331-7370
F 502-627-4297
bsc@lge-ku.com

September 29 , 2014

Re: Revert Notice for Landlord Agreement for 1035

Dear Valued Customer,

Recently, your tenant at the Service Address listed below notified us to request that service be discontinued in his/her name.

9409 DORAL CT APT 2 LOUISVILLE KY 40220-3710

Per your Landlord Agreement with us, the service at this address is reverting to your name as of the Move Out date, 09/27/2014.

As a reminder, the Landlord Agreement allows us to keep the service on at this location by having the billing revert to your name until you ask us to turn the service off OR until a new tenant contacts us and places the service in his/her name. Please note that if services are off at the time the tenant requests service to be taken out of their name, then that service will remain off until we receive a specific request to turn the service back on.

We encourage you to manage your Landlord Agreement online using My Account. If you have not yet registered for My Account, go to www.lge-ku.com and click the Sign In to My Account link to complete the registration process.

If you have any questions or need additional information, you may also contact us by email at bsc@lge-ku.com or by phone at 1-502-627-3313 or 1-800-331-7370.

Sincerely,

Business Service Center



F

BRAHMS ASSOCIATES LLC
DBA REGENT PARK APTS
9400 HURSTBOURNE PARK BLVD
LOUISVILLE KY 40220-1652

Louisville Gas and
Electric Company
Business Service Center
820 West Broadway
Louisville, KY 40202
www.ige-ku.com

T 502-627-3313
T 800-331-7370
F 502-627-4297
bse@lge-ku.com

October 13 , 2014

Re: Revert Notice for Landlord Agreement for 1085

Dear Valued Customer,

Recently, your tenant at the Service Address listed below notified us to request that service be discontinued in his/her name.

9413 DORAL CT APT 12 LOUISVILLE KY 40220-3714

Per your Landlord Agreement with us, the service at this address is reverting to your name as of the Move Out date, 10/11/2014.

As a reminder, the Landlord Agreement allows us to keep the service on at this location by having the billing revert to your name until you ask us to turn the service off OR until a new tenant contacts us and places the service in his/her name. Please note that if services are off at the time the tenant requests service to be taken out of their name, then that service will remain off until we receive a specific request to turn the service back on.

We encourage you to manage your Landlord Agreement online using My Account. If you have not yet registered for My Account, go to www.ige-ku.com and click the Sign In to My Account link to complete the registration process.

If you have any questions or need additional information, you may also contact us by email at bse@lge-ku.com or by phone at 1-502-627-3313 or 1-800-331-7370.

Sincerely,

Business Service Center

F

BRAHMS ASSOCIATES LLC
9400 HURSTBOURNE PARK BOULEVARD
LOUISVILLE, KENTUCKY 40220
(502) 491-6950

RESIDENT'S WRITTEN NOTICE OF INTENT TO VACATE

Date Presented 8/15/14
Presented to Repet Park

I/We, ERIC Denham / Melissa Denham, resident(s) in
apartment # 12 of 9413 in
Louisville (city) KY (state)
do hereby file formal notice of intention to vacate said apartment on the
15th day of October, 20 14. I/We, understand
that this notice to vacate commences with the date this form is presented and
that the owners and managers of Repet Park
Apartments retain the right to enter and show this apartment to prospective
renters during this period of time. According to and in Compliance with my
Lease agreement, I hereby agree to pay the termination payment of
\$ _____ for _____
on or before the above move-out date. I also understand there may be
additional charges if there are damages or additional cleaning to the apartment.
Please give reason for moving so we may better serve our other residents:

Carpet Color: _____ Appliance Color: _____

Resident(s) Signature(s): Melissa Denham

Resident(s) Forwarding Address: _____

Resident(s) Manager or Assistant: Janae Clark



G

BRAHMS ASSOCIATES LLC
DBA REGENT PARK APTS
9400 HURSTBOURNE PARK BLVD
LOUISVILLE KY 40220-1652

Louisville Gas and
Electric Company
Business Service Center
620 West Broadway
Louisville, KY 40202
www.lge-ku.com

T 502-627-3313
T 800-331-7370
F 502-637-4297
basc@lge-ku.com

October 23 , 2014

Re: Revert Notice for Landlord Agreement for 1085

Dear Valued Customer,

Recently, your tenant at the Service Address listed below notified us to request that service be discontinued in his/her name.

9419 DORAL CT APT 4 LOUISVILLE KY 40220-3718

Per your Landlord Agreement with us, the service at this address is reverting to your name as of the Move Out date, 10/21/2014.

As a reminder, the Landlord Agreement allows us to keep the service on at this location by having the billing revert to your name until you ask us to turn the service off OR until a new tenant contacts us and places the service in his/her name. Please note that if services are off at the time the tenant requests service to be taken out of their name, then that service will remain off until we receive a specific request to turn the service back on.

We encourage you to manage your Landlord Agreement online using My Account. If you have not yet registered for My Account, go to www.lge-ku.com and click the Sign In to My Account link to complete the registration process.

If you have any questions or need additional information, you may also contact us by email at basc@lge-ku.com or by phone at 1-502-627-3313 or 1-800-331-7370.

Sincerely,

Business Service Center

*Must pay for
electric through (11/1/14)
60 day notice or
until keep turned in whichever
is later*

H

CONVERSATION LOG

Resident: Shirley Ann Smith Apt# 113-1211

Date/Time Conversation

June 9---1239 AM 133-4429 WORK

3:30 PM Shirley Ann Smith called apartment is
 situated in the 113-5-5-1 will pay
 133-4429 until she completely left.
 133-4429 1-1-13, Shirley Ann
 Smith

11:30 PM Shirley Ann Smith called apartment is
 situated in the 113-5-5-1 will pay
 133-4429 until she completely left.
 133-4429 1-1-13, Shirley Ann
 Smith

H

To Whom It May Concern:

Per our August 1, 2014 discussion, I will not be renewing my lease in September. I will be turning in the keys and vacating 9412 Doral Court #11, Louisville KY 40220 on Tuesday, September 30, 2014 before 5pm. I will be submitting my final rent payment for the month of September in the amount of \$1008.00 on Tuesday, September 30th. Please send any correspondence to P.O. Box 16955, Louisville KY 40256.

Thank you,

A handwritten signature in black ink, appearing to read 'Tiffany Greenwell', with a large, stylized flourish at the end.

Tiffany Greenwell

09/30/14

July 27, 2014

To: Regent Park Management


From: Lorenzo D. Jackson & Occupants

This is my written 60 day notice to inform that as of or around October 1, 2014, I shall vacate my residence at 9421 Doral Ct #2.

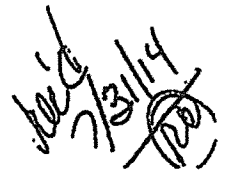
Thank you for your assistance,

Regards,


Lorenzo D. Jackson

Keys in file in envelope
no date or notes when
they turned in. 

11-18-14



Regent Park Apartments

9400 Hurstbourne Park Boulevard
Louisville, Kentucky 40220
Phone (502) 491-6950

Apartment Lease Agreement

<u>Date of Lease</u>	<u>Lease Term</u>	<u>Monthly Rent</u>	<u>Security Deposit</u>	<u>Other Deposit (i.e. P</u>
10/18/13	<u>Start</u> 11/18/2013 <u>End</u> 11/17/2014	\$744	\$200 subject to refund	\$0

Premise or Apartments
Shannon Vandiver
9400 Deral Court #12
Louisville, Ky. 40220

Brahms Associates, L.L.C.
9400 Hurstbourne Park Blvd.
Louisville, Kentucky 40220

1. RENT

- (A) You agree to pay the monthly rent as indicated above. Each monthly payment is due on the first day of each and every month during the term of this lease.
- (B) You will send the rent each month to us at the address listed above for Landlord.
- (C) You will pay the rent in full even if you believe that you have a claim against us, or that we owe you money.
- (D) We do not have to send you a notice each month saying that the rent is due.
- (E) If we don't receive your rent by the close of business (5 p.m.) on the 1st day of the month, you will immediately pay a late charge of \$50 in addition to the rent which is due plus an additional late charge of \$10 for each additional day until the total rent due is received by us ("Additional Fees").
- (F) You will pay a \$50 fee if your check is returned for any reason, plus the Additional Fees if the returned check is not made good by you by the 1st of the month in question. This penalty provision shall not be considered a waiver or relinquishment of any of the other rights or remedies of Landlord.
- (G) You will be responsible for sheriff's fees incurred by us in serving you with default or other notices concerning this Lease, plus a \$45 processing fee for each such notice.
- (H) Failure to pay rent in a timely fashion is grounds for eviction. Landlord reserves the right to reject late rent.

2. RENEWAL AND TERMINATION

- (A) We agree to give you sixty (60) days prior written notice of any rent increase.
- (B) You agree to give us sixty (60) days prior written notice of your intention to renew this Lease, or of your intention to vacate your Apartment at the expiration of this Lease.
- (C) If you remain after your Lease expires, you agree to pay on an ongoing basis 125% of the monthly rent you were previously paying on a month-to-month basis and all other rules, regulations, terms and conditions of this Lease shall continue to apply. This month-to-month rent is due on the first of day of each of such months and not refundable at all whether or not you stay for the entire month in question. We have the right to terminate this month-to-month arrangement upon 30 days prior written notice to you.
- (D) Acceptance of rent by us after the expiration of this Lease shall not be considered as a renewal, but rather the provisions of Section 2(C) will apply.

3. SECURITY DEPOSIT

- (A) You have given us the amount of a security deposit as indicated above.
- (B) \$100 of this Security Deposit will be charged as an administrative fee and thus is non-refundable.
- (C) We may keep all or the appropriate part of your deposit if you do any of the following:
 - 1) You do not pay your rent.
 - 2) You damage your Apartment.
 - 3) You do not give us the 60 days written notice as described in paragraph 2(B) of this Lease.
 - 4) You do not clean your Apartment upon vacating to a condition, which makes it rent ready.
- (D) Any remaining deposit (if applicable) will be returned to you within 60 days after you vacate the Apartment if none of the items in 3(C) have occurred.
- (E) You may not use your security deposit to pay your rent or any portion thereof.
- (F) If you are served an eviction notice, or willingly vacate prior to the expiration of your Lease term, your security deposit will be forfeited.
- (G) You will be liable for all damage done to the premises (including labor and materials) even if in excess of your security deposit.

CONVERSATION LOGResident: Shannon Vandiver Apt# 9400-12

6/17/13 Date/Time Conversation
 1:44 Willow Vandiver nephew 5 1/2 staying on the
weekends - may become permanent. Shannon
series let us know (RL)

9/20/13 - Discussed Rent
 Shannon. Having a hard
 pay a \$5- Rent increase
 think about it, really
 something less expensive.

KAUFMAN CARPET CLEANING

Butch Kaufman
 Former Lead Singer of the Monarchs
 24 Hour Emergency Service
 502-266-5623

502-295-9318
 Shauna Vandiver

502-471-7323
 Christina Vandiver

507-314-9710

METRO III THE COURIER-JOURNAL
 SUNDAY, MAY 11, 2014 III A29

VANDIVER, SHANNON LEEANN,

31, passed away on
 Friday, May 9, 2014 while
 at Norton Brownsboro
 Hospital.

Shannon was born in
 Louisville, on June 30,
 1982 to William Vandiver
 and Athena Williams
 Davidson. She graduated
 from Greenview High
 School in Jamestown,
 OH; she then went on to

earn her certificate in Cosmetology from
 Empire Beauty School in Louisville. Shannon
 was a member of Southeast Christian Church,
 and worked for Sports Clips; where she
 enjoyed working with her clients and held a
 special place in her heart for the people with
 whom she worked.

Along with her mom; her grandparents, Mary
 Rose and William Vandiver; along with other
 family members have preceded her in death.

Left to carry on her beautiful memory are her
 dad; William Vandiver; stepmom, Alice
 Vandiver and her

SURFACE Connection

9/2/14 - spoke to
 Shauna & they are
 moving things into
 storage. Will turn keys
 into office once finished.

Countertop and Bathtub Refinishing
 1-877-391-3111 or 1-866-507-8202

K

CONVERSATION LOG

Resident: Courtney A. Murphy Apt: 9421-7

Date/Time

Conversation

9/26/14

4:40p Courtney turned in keys
~~and~~ forwarding Address:

9968 Willowbrook Circle
Louisville, Ky 40223

L

Regent Park Apartments

Move-Out

Tenant: Mark Hill & Frank Hill co-signer_Unit#_113-1209

Move-Out Date: 10/1/14

Move Out Information

Security Deposit on Record: (\$200)

Forfeit Deposit: \$ 200

Rent : \$ 878

NSF Check: \$ 100

Maintenance/Damage: \$

Cleaning/trash Fees: \$ 350

Late fees: \$ 600

Legal Fees : \$ 185

Apartment & mailbox keys & Fitness key not returned : \$

NSF fee : \$ 50 and Lease break penalties: \$

Total Amount Due Tenant/Landlord: \$ 2163

Notes/Comments: eviction

Send to Office:

Send to Forwarding Address:

Forwarding Address: 2713 Antone Parkway, Louisville, KY 40220

Property Manager: Dee Barkley

Date: 10/15/14